



TALLAHASSEE
**Community
Redevelopment
Agency**

Financial Statements

For the Fiscal Year Ended
September 30,
2025



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Financial Section



Independent Auditor's Report

Board of Commissioners
Tallahassee Community Redevelopment Agency
Tallahassee, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the general fund of the Tallahassee Community Redevelopment Agency (the "CRA"), a component unit of the City of Tallahassee, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund as of September 30, 2025 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (Government Auditing Standards). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the CRA, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison schedule be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 19, 2026 on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

Forvis Mazars, LLP

**Tallahassee, Florida
June 19, 2026**

Management's Discussion and Analysis

As management of the City of Tallahassee, Florida Community Redevelopment Agency (the "CRA"), we offer readers of the CRA's financial statements this narrative overview and analysis of the CRA's financial activities for the fiscal year ended September 30, 2025. We encourage readers to consider the information presented here (in thousands) in conjunction with the CRA's financial statements which are also presented in thousands.

- The CRA's Government-wide total assets were \$53,232, liabilities were \$2,753 and net position was \$50,479.
- The governmental funds reported total assets of \$32,135 and total liabilities of \$1,018 as of September 30, 2025.
- The CRA's total fund balance was \$31,117, an increase of \$3,856 from the prior year because of operating income.
- The governmental funds had revenues of \$11,612, consisting primarily of CRA Incremental Tax and Intergovernmental Revenues, and expenditures of \$7,756 for the year ended September 30, 2025.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements comprise of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required supplementary information in addition to the basic financial statements.

Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of the CRA's finances, in a manner similar to a private-sector business.

- The statement of net position presents information on all the CRA's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the CRA is improving or deteriorating.
- The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Also, capital assets are capitalized and depreciated on the statement of net position whereas related purchases are expended on government financial statements.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA is accounted for as a governmental fund.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both

the General Fund balance sheet and the General Fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between General Fund and governmental activities.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are an integral part of the basic financial statements.

Other Information

The CRA adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

Government-wide Financial Analysis

For the fiscal year ended September 30, 2025, results of operations of the Agency viewed on a government-wide basis reflects relatively strong financial performance.

Table 1
Statement of Net Position
As of September 30, 2025
(in thousands)

	<u>2025</u>	<u>2024</u>
Assets		
Current Assets	\$ 32,135	\$ 27,845
Capital Assets	21,097	21,049
Total Assets	<u>53,232</u>	<u>48,894</u>
Liabilities and Net Position		
Liabilities		
Current Liabilities	1,588	1,149
Non-Current Liabilities	1,165	1,735
Total Liabilities	<u>2,753</u>	<u>2,884</u>
Net Position		
Net Investment in Capital Assets	19,362	18,749
Restricted for Capital Projects	31,117	27,261
Total Net Position	<u>50,479</u>	<u>46,010</u>
Total Liabilities and Net Position	<u>\$ 53,232</u>	<u>\$ 48,894</u>

Assets increased \$4,338 from the prior year, while liabilities decreased \$131 from the prior year. There was an increase in net position of \$4,469.

Table 2
Statement of Activities
For the year ended September 30, 2025
(in thousands)

	<u>2025</u>	<u>2024</u>
Expenditures		
Economic Environment	\$ 6,849	\$ 3,296
Unallocated Depreciation on Infrastructure	257	257
Loan Issuance Costs	29	37
Total Expenditures	<u>7,135</u>	<u>3,590</u>
Program Revenues	4,626	4,183
General Revenues		
Property Taxes	5,326	4,892
Investment Earnings	1,169	826
Net Securities Lending Income	2	2
Change in FMV of Investments	477	2,000
Miscellaneous	4	114
Total Revenues	<u>11,604</u>	<u>12,017</u>
Change in Net Position	4,469	8,427
Net Position - October 1	46,010	37,583
Net Position - September 30	<u>\$ 50,479</u>	<u>\$ 46,010</u>

Revenues decreased \$413, while expenses increased by \$3,545. Net position increased \$4,469 because of current year operating income.

Financial Analysis of the General Fund

As noted earlier, the CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The purpose of the CRA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the CRA's financing requirements.

The difference between General Fund operations and governmental activities is the accounting presentation for capital outlay and long-term liabilities. Capital outlay is accounted for as an expenditure in the General Fund and, to the extent it relates to capital asset additions, is replaced by depreciation expense on the statement of activities. In the Statement of Net Position, these expenses are included in Capital Assets. Long-term liabilities are accounted for as Other Financing Sources on the Statement of Revenues, Expenditures and Changes in Fund Balances but as loans payable in the Statement of Net Position.

General Fund Budgetary Highlights

Primary variances between the final budget and actual operating expenditure categories were as follows (in thousands): The operating expense budget was \$14,361 but only \$8,954 was spent. Many of the agency's programs and projects approved for the fiscal year were not completed or implemented for various reasons by the end of the year, leaving funds unexpended. Those remaining funds were reserved for future CRA programs and projects.

Capital Assets

The CRA’s capital assets, net of accumulated depreciation as of September 30, 2025, totals \$21,097 as shown below (in thousands).

	2025	2024
Land	\$ 14,341	\$ 14,036
Infrastructure	491	506
Building	6,265	6,507
Total	\$ 21,097	\$ 21,049

Long-Term Debt

The CRA had \$1,735 in debt outstanding as of September 30, 2025. This amount resulted from a loan the CRA secured in fiscal year 2021 for the acquisition of a condominium unit consisting of two floors of structured parking including two hundred fifty-two public parking spaces.

Economic Factors and Conditions

The taxable value for the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) increased by approximately \$65 million, 7 percent, between FY 2024 and FY 2025. The taxable value for the Downtown District Community Redevelopment Area (DDCRA) increased by approximately \$46.2 million, 6 percent, during the same period. The increase in tax increment for both districts is attributable to increasing tax values throughout the districts and not new major developments.

Requests for Information

This financial report is designed to provide a general overview of the CRA’s finances for all those with an interest in the government’s finances. Questions concerning any of the information should be addressed to the Director of Financial Services, Patrick Twyman, at patrick.twyman@talgov.com or 850-891-8868.

Basic Financial Statements

These basic financial statements provide a summary overview of the financial position as well as the operating results of the City of Tallahassee Community Redevelopment Agency.

- **Government-Wide Financial Statements**
- **Governmental Funds**
- **Notes to the Financial Statements**



Statement of Net Position
September 30, 2025
(in thousands)

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 30,798
Securities Lending Collateral	394
Receivables	
Accrued Interest	236
Customers and Others	45
Notes	115
Due From Other Governments	547
Total Current Assets	<u>32,135</u>

Noncurrent Assets

Land	14,341
Other, Net of Accumulated Depreciation	6,756
Total Noncurrent Assets	<u>21,097</u>

Total Assets	<u>\$ 53,232</u>
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LIABILITIES

Current Liabilities

Obligations Under Securities Lending	\$ 394
Accounts Payable	624
Loans Payable	570
Total Current Liabilities	<u>1,588</u>

Noncurrent Liabilities

Loans Payable	1,165
Total Noncurrent Liabilities	1,165

Total Liabilities	<u>2,753</u>
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Net Position

Net Investment in Capital Assets	19,362
Restricted for Capital Projects	31,117
Total Net Position	<u>50,479</u>

Total Liabilities and Net Position	<u>\$ 53,232</u>
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The notes to the financial statements are an integral part of these financial statements.

Statement of Activities
For the Fiscal Year Ended September 30, 2025
(in thousands)

FUNCTIONS/PROGRAMS	PROGRAM REVENUE				
	EXPENSES	CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS	GOVERNMENTAL ACTIVITIES
Governmental Activities:					
Economic Development	\$ 6,849	\$ 464	\$ 912	\$ 3,250	\$ (2,223)
Unallocated Depreciation on Infrastructure	257	-	-	-	(257)
Interest on Long-Term Debt	29	-	-	-	(29)
Total Governmental Activities	\$ 7,135	\$ 464	\$ 912	\$ 3,250	(2,509)
General Revenues:					
Property Taxes					5,326
Net Unrestricted Investment Earnings					1,169
Net Securities Lending					2
Change in Fair Value of Investments					477
Miscellaneous					4
Total General Revenues					6,978
Change in Net Position					4,469
Net Position - October 1					46,010
Net Position - September 30					\$ 50,479

The notes to the financial statements are an integral part of these financial statements.

**General Fund
Balance Sheet
September 30, 2025
(in thousands)**

ASSETS

Restricted Assets

Cash and Cash Equivalents	\$ 30,798
Securities Lending Collateral	394
Receivables	
Accrued Interest	236
Customers	45
Notes	115
Due From Other Governments	547

Total Restricted Assets	32,135
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Total Assets	\$ 32,135
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LIABILITIES AND FUND BALANCES

Payable from Restricted Assets

Obligations Under Securities Lending	\$ 394
Accounts Payable	624

Total Payable from Restricted Assets	1,018
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Total Liabilities	1,018
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Fund Balances

Restricted for

Economic Development	31,117
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Total Fund Balances	31,117
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Total Liabilities and Fund Balances	\$ 32,135
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The notes to the financial statements are an integral part of these financial statements.

**Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
September 30, 2025
(in thousands)**

Total Fund Balances - Governmental Funds	\$ 31,117
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	21,097
Long-Term liabilities such as loans payable are not due and payable in the current period and therefore are not reported in the funds.	(1,735)
Net Position - Governmental Activities	<u>\$ 50,479</u>

The notes to the financial statements are an integral part of these financial statements.

**General Fund Statement of Revenues, Expenditures
and Changes in Fund Balances
For the Fiscal Year Ended September 30, 2025
(in thousands)**

REVENUES

Ad Valorem Taxes	\$ 5,326
Intergovernmental Revenues	4,162
Charges for Services	464
Net Investment Earnings	1,169
Securities Lending Income	10
Change in Fair Value of Investments	477
Miscellaneous Revenues	4
Total Revenues	<u>11,612</u>

EXPENDITURES

Current	
Economic Environment	7,154
Securities Lending Interest Expense	8
Debt Service	
Principal Retired	565
Interest and Fiscal Charges	29
Total Expenditures	<u>7,756</u>
Excess of Revenues Over (Under) Expenditures	3,856
Fund Balances - October 1	27,261
Fund Balances - September 30	<u>\$ 31,117</u>

The notes to the financial statements are an integral part of these financial statements.

Reconciliation of Statement of Revenues, Expenditures and
Changes in Fund Balances to the Statement of Activities
For the Fiscal Year Ended September 30, 2025
(in thousands)

Net Change in Fund Balances - Governmental Funds	\$	3,856
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital outlays are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.		48
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal on long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		565
Change in Net Position of Governmental Activities	\$	<u>4,469</u>

The notes to the financial statements are an integral part of these financial statements.

Notes to Financial Statements

Year Ended September 30, 2025

Note 1 - Summary of Significant Accounting Policies

Financial Reporting Entity

The City of Tallahassee Community Redevelopment Agency (CRA) was created in August 1998. The CRA Board was established in September 1998, and the Board membership was amended in September 2002, October 2007 and May 2018. The CRA is governed by an interlocal agreement between the City of Tallahassee, Leon County, and the CRA that addresses, among other things, Board membership. Until May 24, 2018, the CRA Board membership included four Leon County Commissioners. However, on that date County participation as members to the CRA Board ended with the execution of the fourth amendment to the interlocal agreement. The CRA Board now consists of the members of the City of Tallahassee Commission; therefore, the City Commission has influence and operational responsibility over CRA. The City of Tallahassee provides the CRA with professional and technical services such as, but not limited to, accounting, procurement, human resources, in-house legal, treasurer-clerk support, and information systems. Accordingly, the CRA is a component unit of the City of Tallahassee.

- Greater Frenchtown/Southside Community Redevelopment Area (GFSCRA) - The City Commission adopted the Greater Frenchtown/Southside Community Redevelopment Plan in June 2000. The GFSCRA consists of three distinct geographical sections of residential, commercial/retail, and industrial land uses, located within the greater Frenchtown and Southside neighborhoods. The City Commission approved two expansions for the GFSCRA, one in 2016 and another in 2018, adding 578 parcels and over 400 acres, increasing the GFSCRA to its current size of 2,837 acres.
- Downtown District Community Redevelopment Area (DDCRA) - The City Commission adopted the Downtown Community Redevelopment Plan in June 2004. The DDCRA consists of approximately 440 acres located in downtown and between the northern and southern portions of the Greater Frenchtown/South Community Redevelopment Area.

The overriding CRA goal is to provide the Board with the structure necessary to evaluate projects and establish an informed direction for redevelopment activity. To this end, the Board established priorities in January 2014 and adopted project review criteria in October 2014; performance measures were adopted in April 2015; and, following GFS District Citizens' Advisory Committee (CAC) review, the Frenchtown Southside Investment Plan was adopted by the CRA Board in September 2015. The Community Benefit Analysis review was also initiated in September 2015.

On January 28, 2021, the Tallahassee CRA Board adopted the GFS Strategic Investment. The GFS revised community benefit requirements and new performance measures were adopted simultaneously with the Strategic Investment Plan. The Tallahassee City Commission adopted the GFS District Community Redevelopment Plan on March 24, 2021.

Consistent with the goals of both the Greater Frenchtown/Southside and Downtown Community Redevelopment Plans, the CRA's investment in redevelopment projects and programs is designed to reduce blight by encouraging redevelopment projects that, among other things, improve community appearance and function, enhance property values, support business development, and address infrastructure deficiencies.

Pursuant to Florida Statute 163.387, the CRA is funded primarily by incremental ad valorem tax revenues levied and remitted in amounts proportionate to property tax values for each participating entity. The CRA is economically dependent on such revenue.

The accounting policies of the CRA conform to accounting principles generally accepted in the United States of America.

Notes to Financial Statements Year Ended September 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

These financial statements present the financial position and results of operations controlled by or dependent upon the CRA. In evaluating the CRA as a reporting entity, management has addressed all potential component units for which the CRA may or may not be financially accountable and, as such, be includable in the CRA's financial statements. No component units exist which would require inclusion in the CRA's financial statements.

Government-wide and Fund Financial Statements

The CRA has only governmental activities and only one function, and, as such, it is eligible for special-purpose financial statement presentation; however, the Agency has chosen to present the government-wide financial statements separate from governmental fund financial statements. As part of this presentation, there are separate schedules reconciling the two sets of statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Basis of accounting refers to when revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when they are earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period with the exception of grant revenues which are considered available if collected within 270 days. Revenues susceptible to accrual include grant and shared revenues. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

When both restricted and unrestricted resources are available for use, it is the CRA's policy to use restricted resources first, then unrestricted resources, as they are needed. When both assigned and unassigned resources are available for use, it is the CRA's policy to use assigned resources first, then unassigned resources, as they are needed.

Budgets and the Budgetary Process

The CRA's Board adopts an annual operating budget which can be amended by the Board throughout the year.

At the fund level, actual expenditures cannot exceed the budgeted amounts; however, with approval by the Board, budgetary transfers between line items can be made.

The accompanying Budgetary Comparison Schedule – General Fund reflects the original and final budget authorization amount, which includes all amendments. Operations and Annual Project appropriations lapse at the close of the fiscal year.

Notes to Financial Statements

Year Ended September 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

Multi-year project appropriations continue, with additional funding added as approved by the CRA Board, until the project is completed.

The CRA's management cannot amend or transfer appropriations without the CRA Board's approval. However, City policy does allow a Department Head/Executive Director and his/her designated department supervisor, to approve expenditures and award contracts consistent with City Procurement policies.

For the year ended September 30, 2025, the CRA's budget was prepared on a modified accrual basis.

Pooled Cash and Equivalents

Pooled cash and equivalents are stated at fair value.

Capital Assets

Capital assets, which include land, buildings, equipment, improvements other than buildings, intangibles, and public domain infrastructure assets, are reported in the government-wide financial statements. Capital assets, other than land and infrastructure, are defined as assets with a cost of \$1,000 or more and an estimated useful life greater than one year. Land and infrastructure assets are long-lived capital assets that are stationary in nature and can be preserved for a significantly greater number of years than most general capital assets. In the initial capitalization of general infrastructure assets, the CRA chose to include all such items regardless of their acquisition date or amount. As the CRA constructs or acquires additional capital assets each period, they are capitalized and reported at historical cost. The capitalization threshold for infrastructure assets has been set at \$50,000. Land assets have no capitalization threshold; therefore, all CRA-owned land is capitalized.

Assets	Years
Buildings	20 to 40
Improvements other than buildings	10 to 40
Equipment and machinery	5 to 40
Infrastructure	10 to 60

Fund Balance

All CRA fund balances are restricted for Economic Development expenditures in current and future projects.

Estimates and Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Notes to Financial Statements Year Ended September 30, 2025

Note 2 - Pooled Cash and Equivalents

The CRA considers cash on hand, demand deposits, liquid investments with an original maturity of 90 days or less, and balances included within the City of Tallahassee's cash and investments pool to be cash and cash equivalents. The City's cash and investments pool is an internal cash management pool used to obtain efficiencies of operation and improved financial performance, and includes certain non-pension cash, cash equivalent, and investment securities. Each fund maintains a share in the equity of the pool which is reported as cash and cash equivalents in the statements of net position since cash may be withdrawn from the pool at any time without penalty. Liquid investments classified as cash and cash equivalents include repurchase agreements purchased under the terms of the City's depository contract, open repurchase agreements, certificates of deposit, banker's acceptances, commercial paper, U.S. Treasury direct and agency obligations, holdings at the FLCLASS investment pool, and the Florida League of Cities 1-3 Year Pool funds. Interest earned by the cash and investments pool is distributed to each fund monthly based on daily balances.

The City's bank balances are insured by federal depository insurance and, for the amount in excess of such federal depository insurance, by the State of Florida's Public Depository Act (the Act). Provisions of the Act require that public deposits may only be made at qualified public depositories. The Act requires each qualified public depository to deposit with the State Treasurer eligible collateral equal to or in excess of the required collateral as determined by the provisions of the Act. In the event of a failure by a qualified public depository, losses, in excess of federal depository insurance and proceeds from the sale of the securities pledged by the defaulting depository, are assessed against the other qualified public depositories of the same type as the depository in default. When other qualified public depositories are assessed additional amounts, they are assessed on a pro-rata basis.

Earnings from the pooled funds are allocated to the CRA based on the CRA's proportionate share of the City's pool.

Note 3 - Capital Assets

The following is a summary of changes in the CRA's capital assets during the fiscal year ended September 30, 2025 (in thousands):

	October 1, 2024	Additions	Disposals	September 30, 2025
Land	\$ 14,036	\$ 305	\$ -	\$ 14,341
Other	7,986	-	12	7,974
Less: Accumulated Depreciation	(973)	(257)	(12)	(1,218)
Total, Net of Accumulated Depreciation	\$ 21,049	\$ 48	\$ -	\$ 21,097

Depreciation expense amounted to \$257,000 during fiscal year 2025.

Notes to Financial Statements Year Ended September 30, 2025

Note 4 - Long-Term Debt

On December 16, 2020, the CRA entered a loan with Truist Bank to provide \$3,950,000 of financing to finance the cost of acquisition, construction and equipping of certain capital improvements consistent with and in furtherance of the Issuer's Redevelopment plan, including the acquisition of a condominium unit consisting of two floors of structured parking consisting of 252 public parking spaces and to pay the costs of issuing the Series 2020 Note. Under the terms of the Agreement, which include an interest rate of 1.28%, annual payments ranging from \$592,000 to \$597,000 are to be made over a seven-year period ending January 15, 2028.

The following is a summary of the changes in Long-Term Debt for the year ended September 30, 2025 (in thousands):

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Current</u>	<u>Noncurrent</u>
Redevelopment Revenue Note	\$ 2,300	-	565	1,735	570	1,165

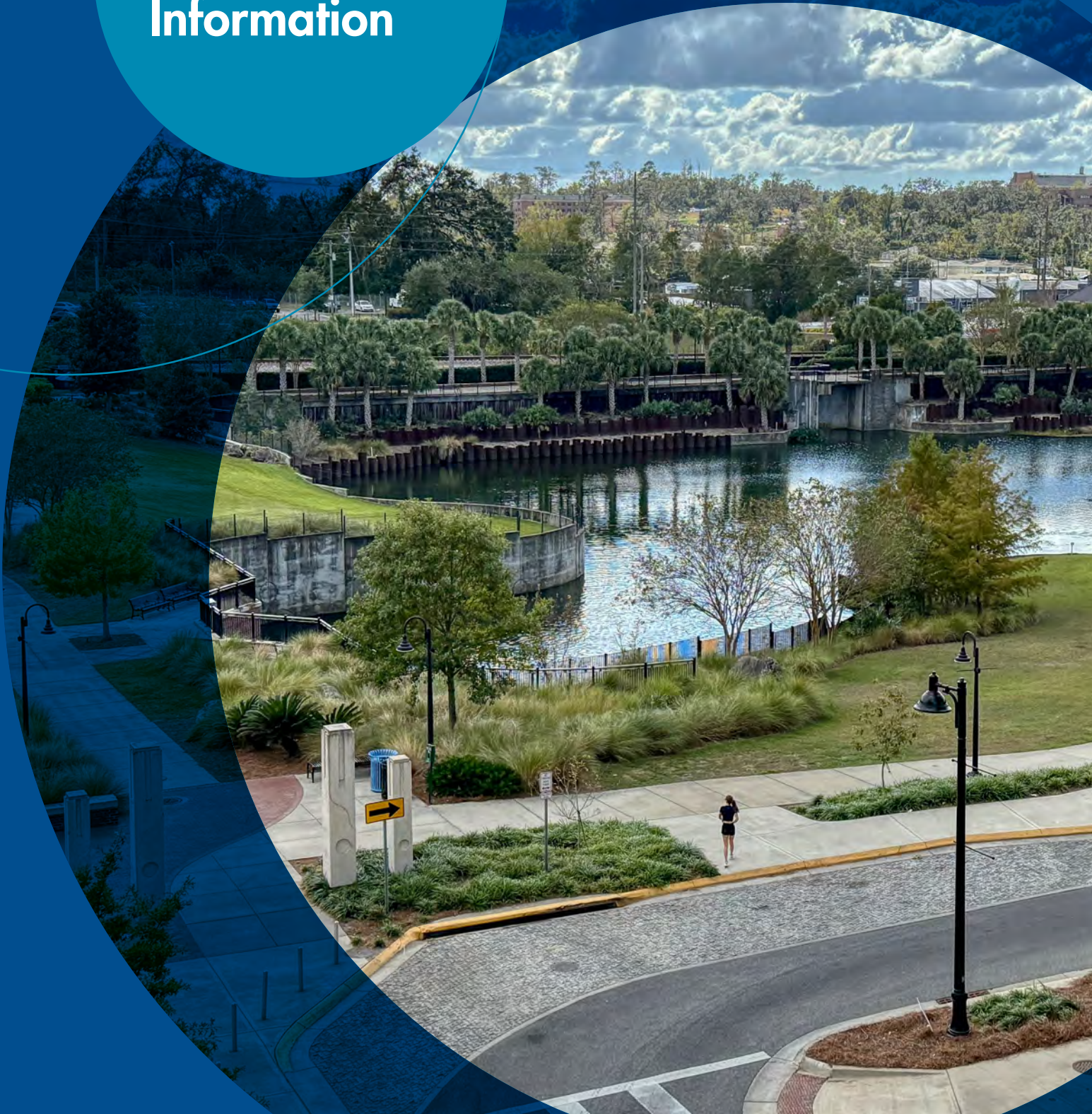
The following schedule shows the remaining debt service requirements on this loan (in thousands).

<u>Fiscal Year ending September 30,</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 570	\$ 22
2027	580	15
2028	585	7
Total	<u>\$ 1,735</u>	<u>\$ 44</u>



TALLAHASSEE
**Community
Redevelopment
Agency**

Required Supplementary Information



**Required Supplementary Information
Budgetary Comparison Schedule
General Fund
For the Fiscal Year Ended September 30, 2025
(in thousands)**

	<u>Budgeted Amounts</u>		<u>Actual Amounts (Budgetary Basis)</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Budgetary Fund Balance - October 1	\$ 4,832	\$ 4,832	\$ 30	\$ (4,802)
Resources				
Taxes	9,060	9,060	8,940	(120)
Charges for Services	467	467	-	(467)
Interest Earned	2	2	-	(2)
Amounts Available for Appropriations	14,361	14,361	8,970	(5,391)
Charges to Appropriations				
Economic Development	1,245	1,245	912	333
Transfers to Other Funds	13,116	13,116	8,042	5,074
Total Charges to Appropriations	14,361	14,361	8,954	5,407
Budgetary fund balance, September 30	\$ -	\$ -	\$ 16	\$ 16

Required Supplementary Information
Note to Required Supplementary Information
General Fund
For the Fiscal Year Ended September 30, 2025
(in thousands)
(Unaudited)

Note A - Explanation of Differences between Budgetary Inflows and Outflows and GAAP Revenues and Expenditures

Inflows of Resources

Actual amounts (budgetary basis) available for appropriation from the budgetary comparison schedule.

\$ 8,970

Differences – budget to GAAP:

The increase in the fair market value of investments is an increase in revenue for financial reporting purposes but is not considered a budgetary inflow.

477

The revenues of the CRA's non-TIF funds are current year charges for services revenues for reporting purposes but are not considered budgetary inflows.

1,011

Miscellaneous items treated as revenues for financial reporting purposes, but not as budgetary inflows.

4

The fund balance at the beginning of the year is a budgetary resource but is not a current year revenue for financial reporting purposes.

(30)

Current year nonbudgeted interest treated as revenue for financial reporting purposes, but not as a budgetary inflow.

1,179

Total Revenues as reported on the statement of revenues, expenditures, and changes in fund balances

\$ 11,612

Outflows of Resources

Actual amounts (budgetary basis) total charges to appropriations from the budgetary comparison schedule.

\$ 8,954

Differences – budget to GAAP:

The expenditures of the CRA's project funds are current year expenditures for reporting purposes but are not considered budgetary outflows.

4,217

Current year non-budgeted transfer is treated as expense for financial reporting purposes but not as a budgetary outflow.

2,291

Miscellaneous items treated as expenditures for financial reporting purposes, but not as budgetary outflows.

(7,705)

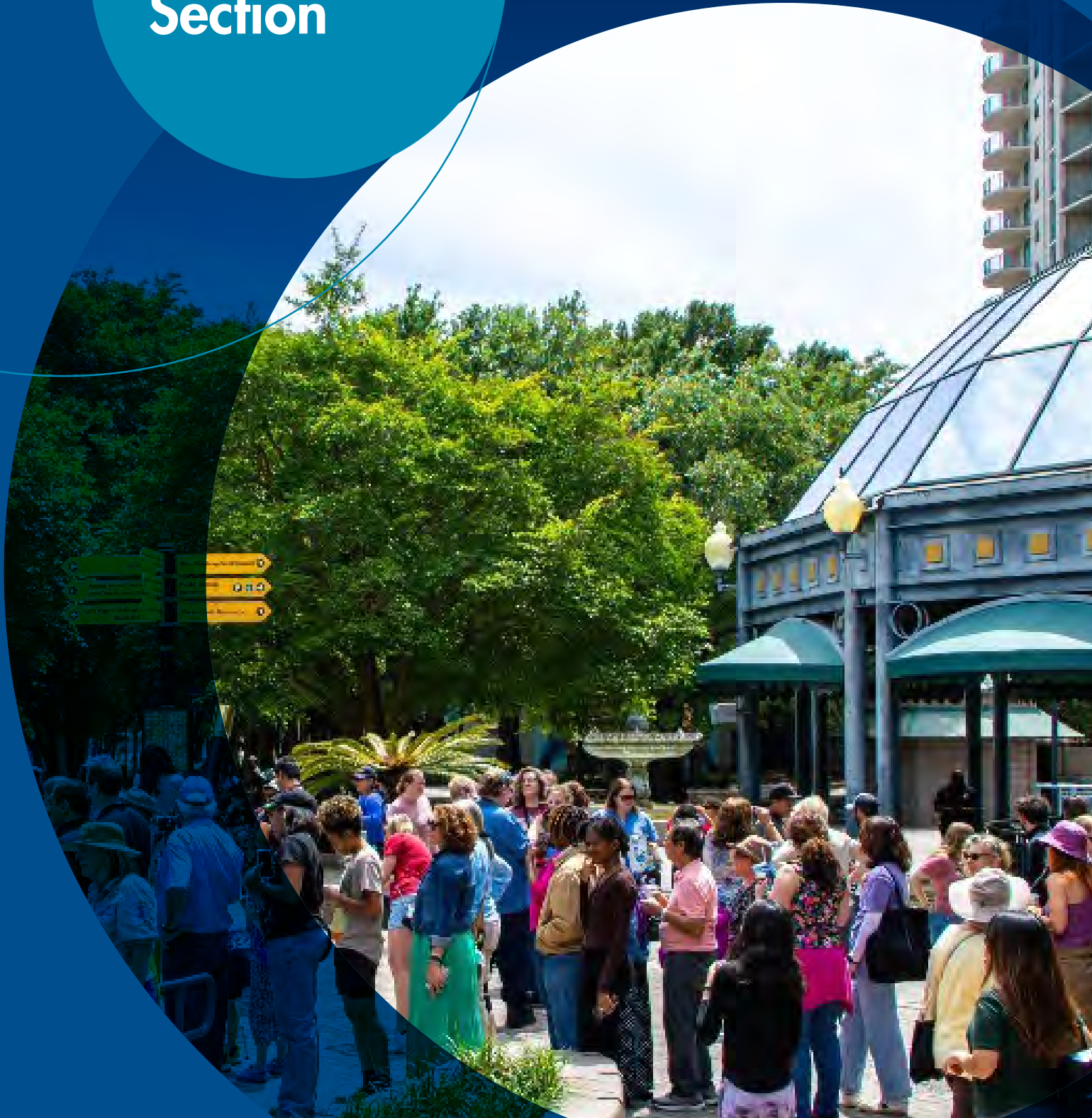
Total Expenditures as reported on the statement of revenues, expenditures, and changes in fund balances.

\$ 7,756



TALLAHASSEE
**Community
Redevelopment
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Compliance Section



Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Independent Auditor's Report

Board of Commissioners
Tallahassee Community Redevelopment Agency
Tallahassee, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and the general fund of the Tallahassee Community Redevelopment Agency (the "CRA"), a component unit of the City of Tallahassee, Florida as of and for the year end September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated June 19, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, grant agreements and contracts, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Forvis Mazars, LLP

Tallahassee, Florida
June 19, 2026

Independent Accountant's Report

Board of Commissioners
Tallahassee Community Redevelopment Agency
Tallahassee, Florida

We have examined the compliance of Tallahassee Community Redevelopment Agency's (the "CRA"), a component unit of the City of Tallahassee, Florida with the requirements of Sections 163.387(6), 163.387(7) and 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied with those requirements, in all material respects. An examination involves performing procedures to obtain evidence about the CRA's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the CRA's compliance with specified requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

Forvis Mazars, LLP

**Tallahassee, Florida
June 19, 2026**

Independent Auditor's Management Letter

Board of Commissioners
Tallahassee Community Redevelopment Agency
Tallahassee, Florida

Report on the Financial Statements

We have audited the basic financial statements of the Tallahassee Community Redevelopment Agency (the "CRA"), a component unit of the City of Tallahassee, Florida as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 19, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated June 19, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority is disclosed in the notes to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the CRA's boundaries during the fiscal year under audit.

Special District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.38(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, the CRA reported:

- (A) The total number of district employees compensated in the last pay period of the district's fiscal year as 6 FTE.
- (B) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.
- (C) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$483,729.
- (D) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- (E) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as listed below:
 - Vanguard Room Incentive \$75,000
 - Hadley's Inspiration Academy Incentive \$165,000
 - CRA Property Improvements \$68,998
 - N Scott Ave/Emma Street Sidewalks \$258,872
 - Lakehurst Sidewalk \$209,074
- (F) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$0.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the CRA's Board of Directors, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

Forvis Mazars, LLP

Tallahassee, Florida
June 19, 2026



TALLAHASSEE
**Community
Redevelopment
Agency**

